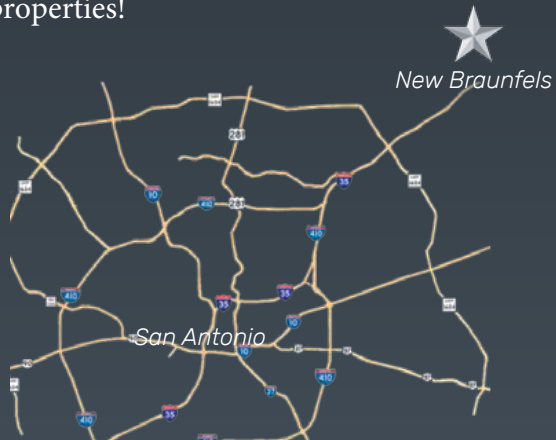


RETAIL/ MEDICAL SPACE FOR LEASE

Dominion Advisory Group, Inc is pleased to present Oak Run Point Retail Center. Delivered in the Fall 2018, this development features a total 24,453 SF of Retail / Service space.

The center has one space available for lease. 3,509 SF of inline space, a fully built out former pediatric medical office.

Contact us for more details on possible space available, as well as our other New Braunfels properties!



Oak Run Point

2180 & 2188 State Hwy 46 W., New Braunfels, TX, 78132



BUILDING SIZE: (2) Retail Buildings Totaling 24,453 SF

TYPE: Retail, Strip Center | **Lease Type:** NNN

AVAILABLE SPACE: 3,509 SF - Former Pediatric Medical Office

Rents: Contact Broker



DOMINION
ADVISORY GROUP, INC.

RASHID KHALIFE

LEASING

210.308.6288 x174

rkhalf@askdag.com

JACK MONREAL

LEASING

210.308.6288 x104

jmonreal@askdag.com

Oak Run Point

2180 & 2188 State Hwy 46 W., New Braunfels, TX, 78132

Current Tenant Line-up:



LUSH
NAILS & SPA

LISTING HIGHLIGHTS

Delivered in 2018, this 24,453 SF center is located on Highway 46 in New Braunfels. This newly-constructed site offers multiple retail suites with four end-cap restaurant drive-thru's.

The intersection of Highway 46 and Oak Run Point creates an ideal situation with high traffic volumes and great visibility.

Just down the way from our Oak Run Plaza development, this location is ideal.

The site's ample parking ratio encourages accessibility and heightens convenience.

New Braunfels is one of the fastest-growing areas in Texas, making this location one of the most desirable submarkets in South Texas.

ADDRESS: 2180 & 2188 State Hwy 46 W.,
New Braunfels, TX 78132

TOTAL AREA: 24,453 SF | RENTS: Contact Broker

LEASE TYPE: NNN | SPACE AVAILABLE: 3,509 SF

AVAILABILITY: 3,509 SF FORMER PEDIATRIC MEDICAL OFFICE.

Space Available 7/1/2024

Contact Broker for more information.



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Oak Run Point



Building A (2188) is made up by five in-line retail spaces and two end cap spaces totaling 13,815 SF with direct access from Oak Run Point to the West. There is currently 3,509 SF of inline space available for lease in the center courtyard. This space is available 7/1/2024.

Building B (2180) features four in-line retail spaces and two end cap spaces totaling 10,638 SF. This building is fully leased.

Visibility from the main thoroughfare and multiple vehicle ingress/egress points highlight the site's superb accessibility.



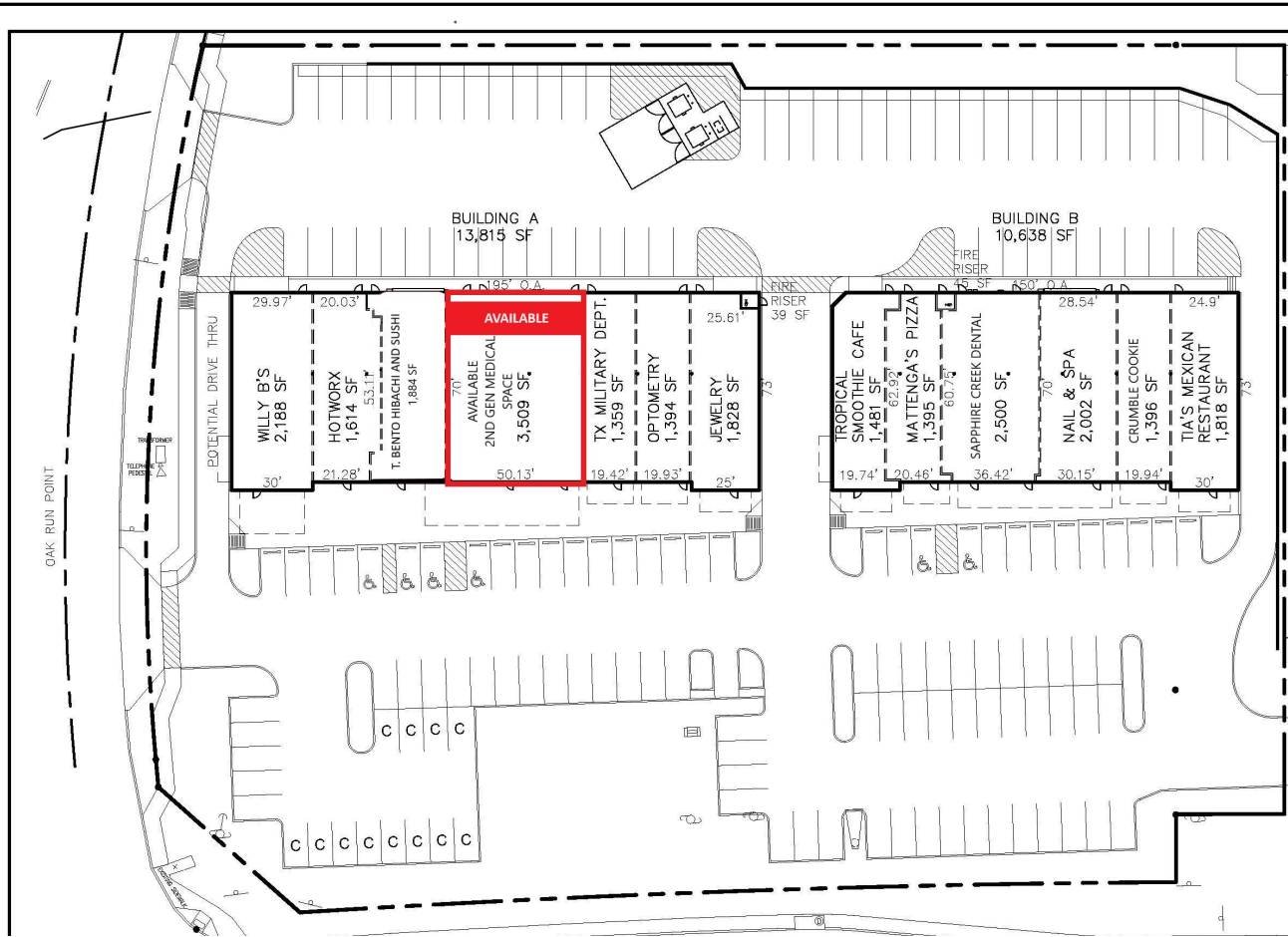
DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Oak Run Point

2180 & 2188 State Hwy 46 W., New Braunfels, TX, 78132

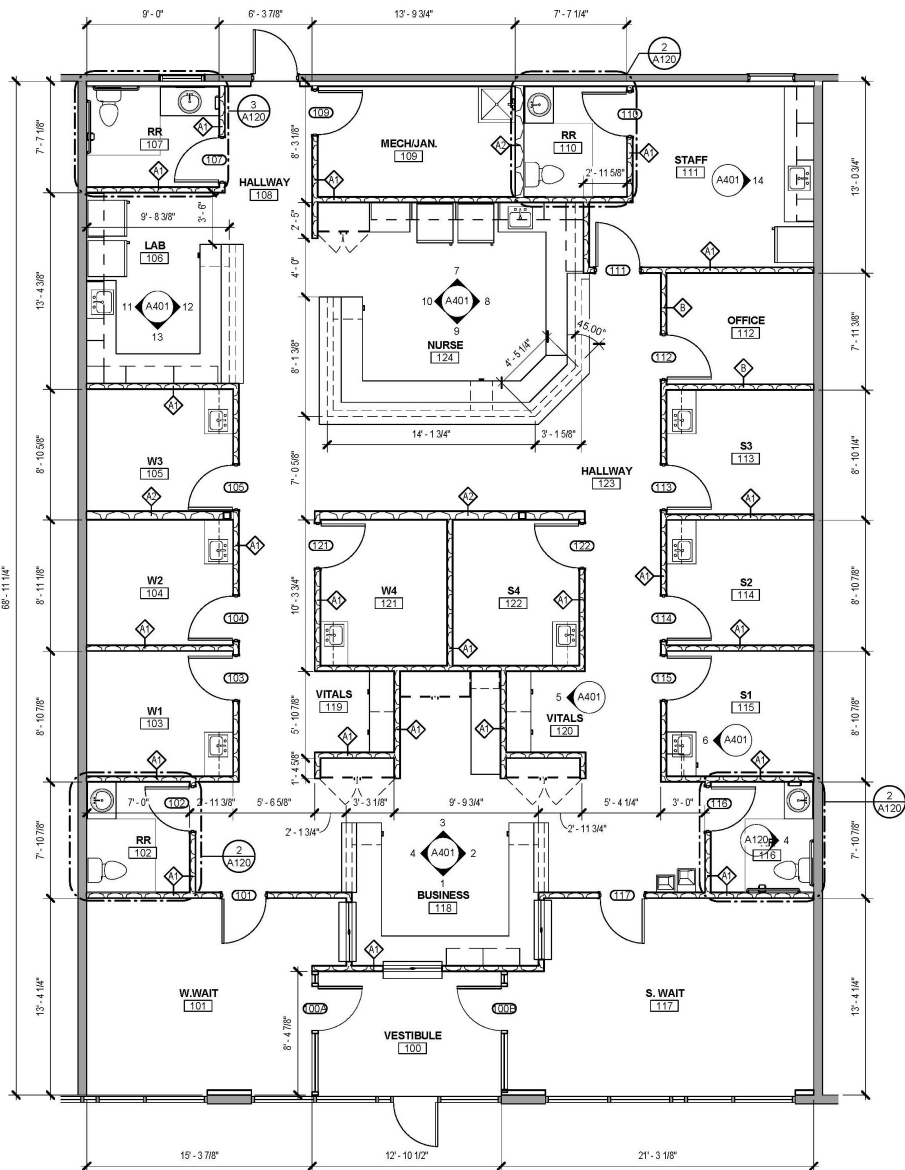


Commercial Real Estate Brokerage & Development
 270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
 Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

FOR LEASE - 3,509 SF Former Pediatric Medical Office

Oak Run Point, 2188 State Hwy 46 W., Suite, 105, New Braunfels, TX, 78132



DOMINION
ADVISORY GROUP, INC.

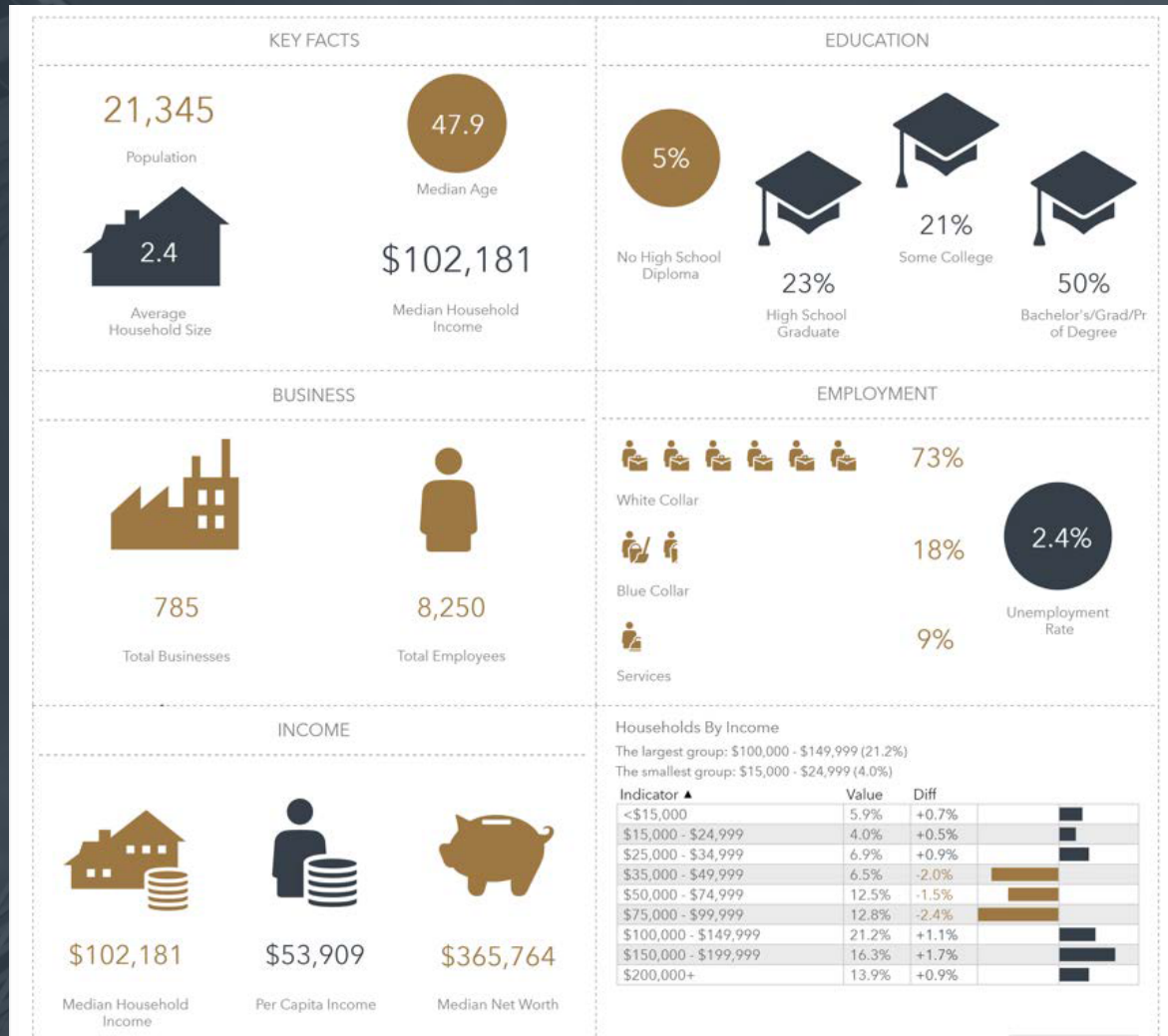
Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Oak Run Point

2180 & 2188 State Hwy 46 W., New Braunfels, TX, 78132

3 Mile Radius



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
 270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
 Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Oak Run Point



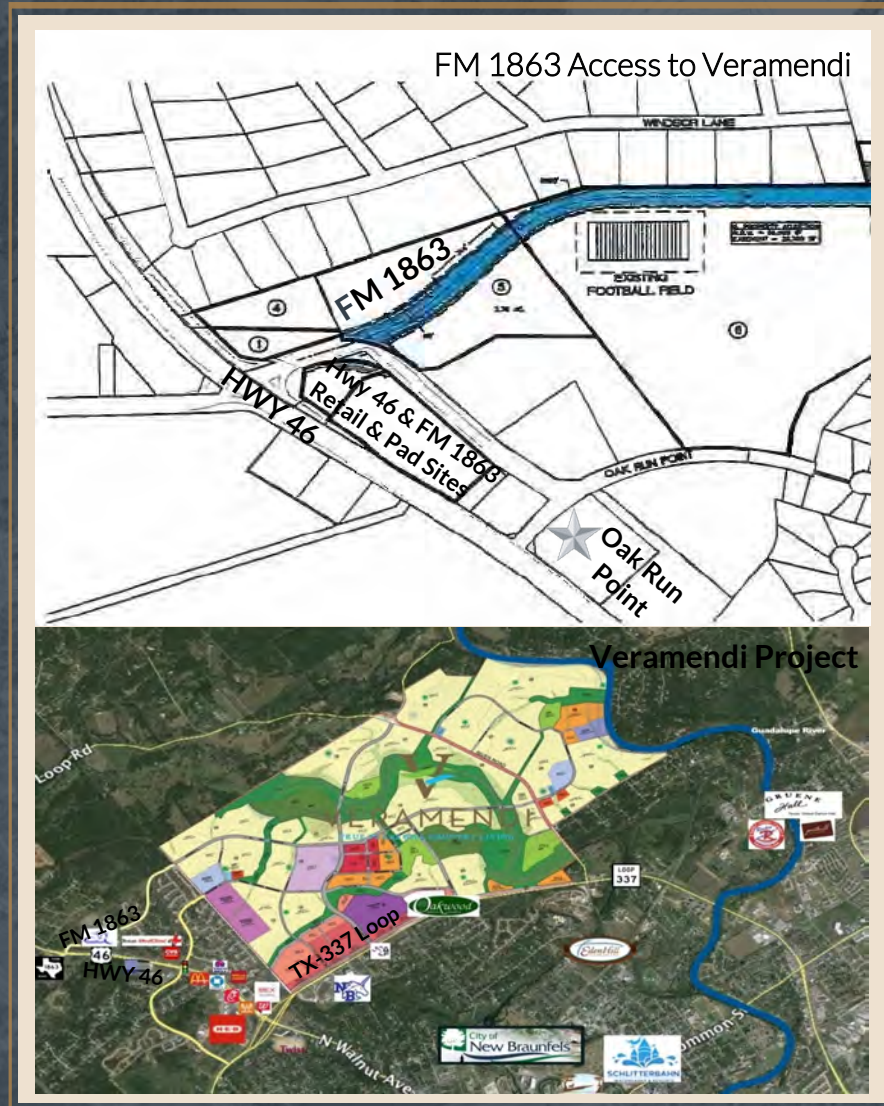
DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Oak Run Point

Veramendi Master Site Plan



Veramendi Master Plan

There will be direct access to the Veramendi community with the addition street access at FM 1863/Alyssa Way. FM 1863/Alyssa Way will now connect Highway 46 to the Veramendi project and will have drivers enter and exit Highway 46 from this development via this street and pass this shopping center.

What makes this area so special is the fact that it is ideally located within the Central Texas growth corridor between Austin and San Antonio being 33 miles from Downtown San Antonio and 49 miles from the State Capitol in Austin. This corridor is widely known as one of the fastest growing areas in the nation. New Braunfels was recently identified as the nation's second-fastest (2015) and ninth-fastest (2016) growing city with a population of 50,000 or more according to the U.S. Census Bureau. Since the year 2000, total population has increased by 58%. The total acreage of the Veramendi development is +/- 2,400 acres and, at full build-out, will contain 5,000 plus residential dwellings.

*Source: Veramenditx.com



DOMINION
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
150 N. Loop 1604 East, Suite 202, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name N/A	_____ License No. N/A	_____ Email N/A	_____ Phone N/A
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
	_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date	